

REVIEW SHEET

WA-HAG-151

Historic Preservation Certification Application—Significance

erty: 101 WEST FRANKLIN ST., HAGERSTOWN, MARYLAND Project No.: \_\_\_\_\_

Historic District: HAGERSTOWN COMMERCIAL CORE  
2-26-87 date initial application received by State \_\_\_\_\_ date(s) additional information requested by State  
2-26-87 date complete information received by State \_\_\_\_\_  
\_\_\_\_\_ date of this transmittal to NPS \_\_\_\_\_  
Inspection of property by State staff? ☒ no \_\_\_\_\_ yes date(s): \_\_\_\_\_

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.  
\_\_\_\_\_ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:												
1	<table><tr><td>_____ Extensive loss of historic fabric</td><td>_____ Obscured or covered elevation(s)</td></tr><tr><td><input checked="" type="checkbox"/> Substantial alterations over time</td><td>_____ Moved property</td></tr><tr><td><input checked="" type="checkbox"/> Preliminary determination of listing</td><td>_____ State recommendation inconsistent with NR documentation</td></tr><tr><td>_____ <input checked="" type="checkbox"/> for district</td><td>_____ Recommendation different from the applicant's request</td></tr><tr><td>_____ for individual property</td><td></td></tr><tr><td>_____ Significance less than 50 years old</td><td></td></tr></table>	_____ Extensive loss of historic fabric	_____ Obscured or covered elevation(s)	<input checked="" type="checkbox"/> Substantial alterations over time	_____ Moved property	<input checked="" type="checkbox"/> Preliminary determination of listing	_____ State recommendation inconsistent with NR documentation	_____ <input checked="" type="checkbox"/> for district	_____ Recommendation different from the applicant's request	_____ for individual property		_____ Significance less than 50 years old	
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_____ <input checked="" type="checkbox"/> for district	_____ Recommendation different from the applicant's request												
_____ for individual property													
_____ Significance less than 50 years old													

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>19TH AND EARLY 20TH</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes _____ does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input checked="" type="checkbox"/> association _____ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.</p> <p>(3) For properties less than 50 years old: _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) _____ Nomination was submitted to the NPS on _____. _____ Nomination will be submitted to the State review board within twelve months. _____ Nomination process likely will be completed within thirty months. _____ Other, explain: _____</p> <p>B. Evaluation of the property: _____ Property is individually eligible and meets National Register Criteria for Evaluation _____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: _____ A _____ B _____ C _____ D Criteria Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. _____ does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

NUMBER  
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

THE NR DESCRIPTION OF THE HAGERSTOWN COMMERCIAL CORE HISTORIC DISTRICT STATES THAT FEW BUILDINGS REMAIN FROM THE EARLY 19TH CENTURY THAT DID NOT RECEIVE CONSIDERABLE ALTERATIONS. 101 WEST FRANKLIN STREET, WHICH DOCUMENTATION DESCRIBES AS BEING BUILT IN THE LATE 10TH CENTURY, IS A PAINTED BRICK MASONRY BUILDING THAT HAS BEEN ALTERED DRAMATICALLY FROM A FEDERAL STYLE DWELLING TO A SECOND EMPIRE - INSPIRED, COMMERCIAL/RESIDENTIAL STRUCTURE.

WITH THE INCORPORATION OF A SECOND BUILDING TO THE RIGHT OF THE ORIGINAL, THE EXISTING STRUCTURE IS NOW 5 BAYS WIDE (INCLUDING TWO STOREFRONTS) AND 9 BAYS DEEP. THE BRACKETED, SLATE MANSARD ROOF IS 3 BAYS WIDE (WITH A CORNER TOWER) AND 5 BAYS DEEP. THE CORNER STOREFRONT IS INTACT, EXCEPT FOR THE CORNICE WHICH IS CURRENTLY HIDDEN BY A MODERN SIGN. THE SECOND STOREFRONT IS COMPLETELY INTACT. BETWEEN THE STOREFRONTS ON THE FIRST FLOOR IS THE HOODED ENTRANCE TO THE SECOND FLOOR RESIDENTIAL UNITS.

BOTH STOREFRONT INTERIORS RETAIN (IN GOOD CONDITION) DECORATIVE PRESSED TIN CEILINGS AND TILE FLOORS. THE ONLY FEDERAL STYLE FEATURES REMAINING ARE FOUND ON THE INTERIOR OF THE RESIDENTIAL UNITS AND INCLUDE THE DETERIORATED STAIRCASE (FROM THE 1ST TO 2ND FLOOR) AND A MOLDED WOODEN ARCH OVER A ROW OF FOUR, FOUR PANEL DOORS. THE REMAINING FEATURES ON THE INTERIOR ARE FROM THE LATE 19TH CENTURY ALTERATIONS.

ITS SIGNIFICANCE STEMS PRIMARILY FROM ITS AGE AND FROM ITS RATHER SMOOTH TRANSITION FROM THE ORIGINAL FEDERAL STYLE STRUCTURE (CONT.)

NUMBER  
4

State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY

☒ a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of a:

☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

3-26-87  
Date

  
State Official Signature

☐ See attachments:

NPS Comments:

## PART I - STATE REVIEW - Block 3 continued:

to the Second Empire - inspired building that it is today. The fact that its two periods of significance are still represented by individual features makes this structure literally a time capsule of the development of the Hagerstown commercial district.

# HISTORIC PRESERVATION CERTIFICATION APPLICATION

## PART 1 - EVALUATION OF SIGNIFICANCE

WA 446-151

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use permanent or semi-permanent black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Grunnell Building  
 Address of property: 101 West Franklin Street  
 City: Hagerstown County: Washington State: Maryland Zip Code: 21740  
 Name of historic district: Hagerstown Commercial Core District  
☒ National Register district ☐ certified state or local district ☐ potential historic district

## 2. Check return of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.  
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
☐ certification that the building does not contribute to the significance of the above-named district.  
☐ preliminary determination for individual listing in the National Register.  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

## 3. Authorized project contact:

Name: Cherilyn Widell Title: \_\_\_\_\_  
 Street: 120 West Church Street City: Frederick  
 State: Maryland Zip: 21701 Telephone Number (during day): 301-663-6820

## 4. Owner:

Name: Downtown Partners  
 Street: 101 West Franklin Street City: Hagerstown  
 State: Maryland Zip: 21740 Telephone Number (during day): 301-791-5658

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature: Sherrill H. Kooze Date: \_\_\_\_\_  
 Social Security Number or Taxpayer Identification Number: 52-1489027

## NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.  
☐ does not contribute to the significance of the above-named district.

## Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

CERTIFICATION APPLICATION—  
PART 1

For Office Use Only

Project Number:

WA-HAG-151

Property Name  
101 West Franklin Street, Hagerstown, MD

Property Address

Downtown Partners, 52-1489027

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

SEE ATTACHED PAGE

Date of Construction: c. 1780 Source of Data: Land records, architectural style

Date(s) of Alteration(s): c. 1885

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

SEE ATTACHED PAGE

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

Grunnell Building

Historic Preservation

Property Name

Certification Application

101 West Franklin Street, Hagerstown, MD

Property Address

Downtown Partners, 52-1489027

Owner Name/Social Security or Taxpayer ID Number

Project Number:

#### DESCRIPTION OF PHYSICAL APPEARANCE

The Grunnell Building is a three-story Second Empire masonry building, five bays wide and seven bays deep. The building is dominated by a slate mansard roof with pedimented dormers. In the primary corner of the building is a projecting tower which rises above the slate roof. The roof is supported by a large boxed cornice with paired scrolled brackets. Occupying each bay on the second level (except the center bay on the front facade) are double-hung 1/1 windows with U-shaped brick hood moldings. The center bay is occupied by a larger sash which leads out to a very small balcony over the main entrance to the building. On the first level, or the rear Johnathan Street side of the building, the bays alternate with a window and door. Additional window openings are indicated on the wall but have been bricked shut. Located in the corner on the first level is a wooden storefront supported by a cast-iron column. An ornate wooden cornice has been covered and perhaps partially removed to accommodate a large metal and neon sign.. The doors are set on the diagonal behind the column. The main entrance to the building is located in the third bay, a replaced half panel/half glass door surrounded by a bracketted massive door surround with single light transom. A second wood storefront occupies the remaining two bays on the first level. The storefront retains its decorative wood cornice, columns, and doors.

The building, originally a (tin) gabled roofed structure in the early nineteenth century, was substantially changed in the late nineteenth century. Portions of the earlier structure are best seen remaining on the interior of the main block of the building. The first floor space is divided into three main spaces, a commercial space on either side of a central hall.

A three-story Federal-style staircase leads to the third level. On both the second and third levels, the main block is divided into four rooms. On the second level, between the two front rooms is an arched Federal-style panelled doorway. Portions of late eighteenth century wood trim remain on the door surrounds leading off of the main stairway.

The rear ell of the building was divided into apartment spaces c. 1920 and contains very little significant detailing. The rooms lead off a long narrow hallway on both the second and third levels. The hallway leads to an enclosed rear stairwell which only runs between the second and third levels (the first level portion having been removed). A fire occurred in the rear portion of the building, causing damage to the windows and walls.

# CONTINUATION SHEET

Expires 8/31/8

WA-NAG-151

Grunnell Building

Historic Preservation

NPS Office Use Only

Property Name

Certification Application

Project Number

101 West Franklin Street, Hagerstown, MD

Property Address

Downtown Partners, 52-1489027

Owner Name/Social Security or Taxpayer ID Number

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project

NPS Project Number:

## STATEMENT OF SIGNIFICANCE

The Grunnell Building contributes to the significance of the Hagerstown Commercial Core Historic District as a late nineteenth century structure (with portions of the building dating to the late eighteenth century).

The building is a Second Empire structure which is a contributing structure to the district in size, scale, materials, fenestration and detailing.

Land records indicate that portions of the building were constructed by 1826 when William Hawkins sold the property to Mary Kirk. In 1832 Mary Kirk died in possession of the property and willed that the land be placed in trust to her friend Jacob Powlus, until such time it could benefit her heirs. In 1885 the property was described in the auction bill as "a fine two story metal roofed dwelling house with a one story brick building attached, a large stone milk and smokehouse, an unfailing well of excellent water, a good cistern and with a one story brick office upon the southern end fronting Johnathon St." (Chancery Record 25, P. 251)

The building was purchased by Edward Warham who was responsible for removing the outbuildings, building the rear addition and converting the structure into the Second Empire style.

Warham owned the property until his death in 1938. The building has had numerous owners since that time.

The building is a commercial structure which contributes to the nineteenth and twentieth century commercial history of Hagerstown.

Owner's Signature

Date

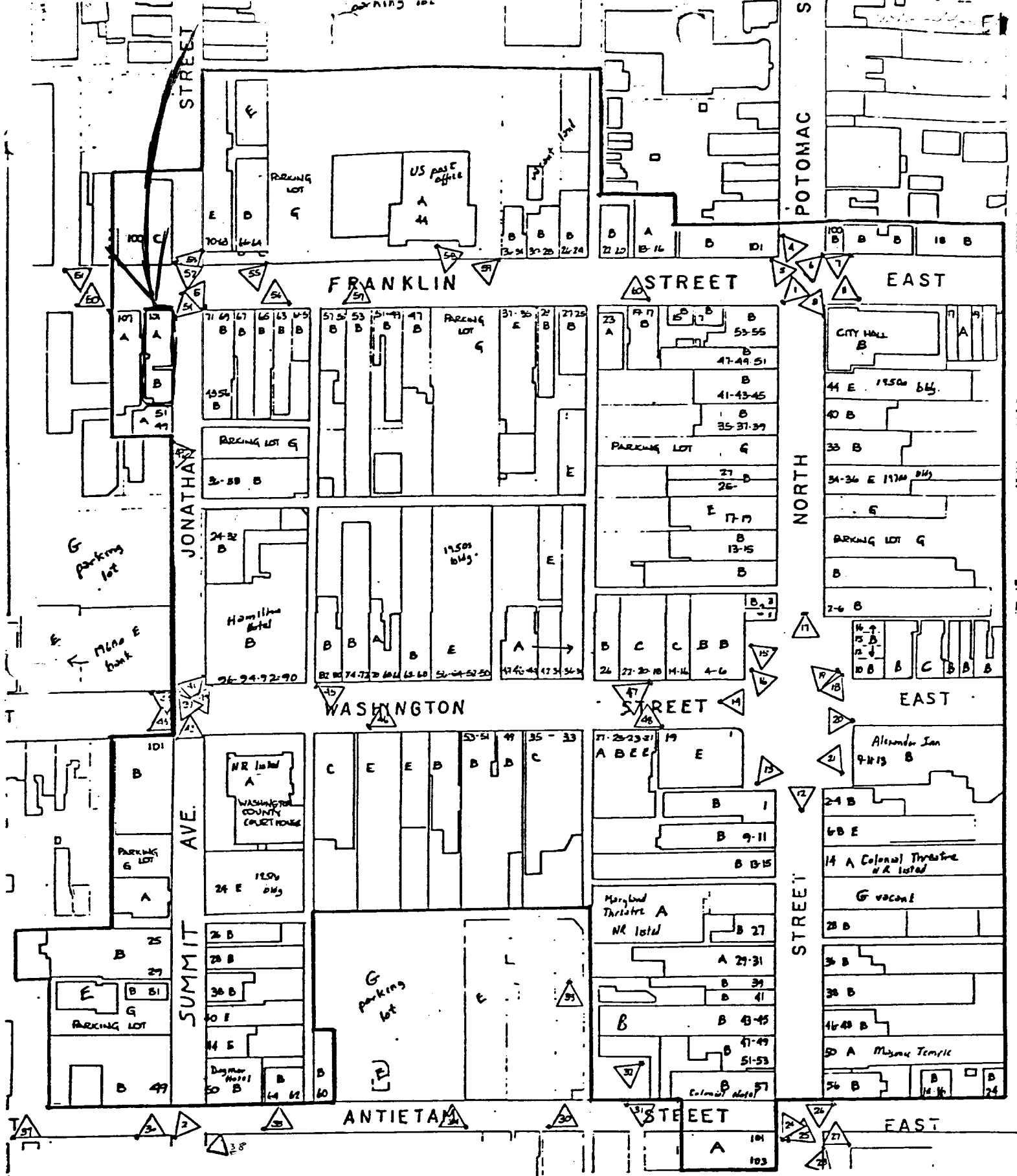
## NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office



Each building is identified as to contributive value to significance of the district - see reverse of map for code identification

Hagerstown Commercial Core Historic District  
Hagerstown, Washington County, Maryland  
entered into National Register 17 Jan. 1983



WA-HAG-151



101 W. Franklin  
Hagerstown, MD

WA-HAG-151  
Grunnell Building  
101 W. Franklin St.



WA-HAG-151

Hagerstown Commercial Core Historic District  
Washington County, Maryland  
Photo by: Douglass C. Reed  
July, 1982  
Neg. Location: Preservation Associates, Inc.  
Sharpsburg, Maryland  
Jonathan & W. Franklin Streets, SW View  
Photo # 53

Hagerstown Commercial Core Historic District  
Washington County, Maryland  
Photo by: Douglass C. Reed  
July, 1982  
Neg. Location: Preservation Associates, Inc.  
Sharpsburg, Maryland  
W. Franklin & Jonathan Streets, SW View  
Photo # 55

WA-HAG-143

Grunnell Building, 101 W. Franklin Street



WA-HAG-151

Hagerstown Commercial Core Historic District  
Washington County, Maryland

Photo by: Douglass C. Reed

July, 1982

Neg. Location: Preservation Associates, Inc.  
Sharpsburg, Maryland

W. Franklin & Jonathan Streets, SE View

Photo # 51

WA-HAG-143